

TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES

April 19, 2021

The Tullahoma Municipal Regional Planning Commission met in a Regular session on Monday, April 19, 2021 at 4:30 p.m. in the Board Room of the Tullahoma Municipal Building at 201 West Grundy Street.

1. **Call to Order:** Chairman Chad Grimes called the meeting to order and welcomed commissioners, staff, and guests.
2. **Determination of a Quorum:** Mr. Chad Grimes, Mr. Ray Knowis, Mr. Paul Schwer, Ms. Rupa Blackwell, and Mr. Bill Comer were present. Mr. Greg Sandlin and Ms. Shelley Smith were unable to attend. Five (5) members were present. Other City and Staff Representatives present: City Administrator Ms. Jennifer Moody, Senior Planner Ms. Mary Samaniego, Community Development Director Mr. Winston Brooks, City Engineer Mr. Scot St. John, and Ms. Nena Abbott, Recording Secretary.
3. **Pledge of Allegiance to the Flag**
4. **Minutes:** On a motion by Ms. Rupa Blackwell seconded by Mr. Paul Schwer, the minutes of the March 15, 2021 regularly scheduled meeting and April 12, 2021 special call meeting were approved as submitted. Motion passed 5-0.
5. **Reports of Officers and Staff:** None
6. **Old Business:** None
7. **New Business:**
 - A. **Zoning Map Amendment (Public Hearings)**
 - (1) **Zoning Map Amendment 248 Request**

Staff received a request to rezone property located at 330 Ledford Mill Road (Coffee County Tax Map 108, Parcel 093.00) from Agricultural District-A to Low-Density Residential District R-1. The property adjoins agricultural and single-family residences within the Agricultural District-A to the north, east, and west and the Tullahoma Regional Airport within the Restricted Manufacturing and Warehousing District I-1 to the south across Ledford Mill Road. The purpose of the rezoning is to support residential development of the property. (*Applicant: Mr. Jim Waters*)

STAFF COMMENTS: Staff recommends sending a favorable recommendation to the Board of Mayor and Aldermen based on the Findings of Fact for Section 1006-E of the City of Tullahoma Zoning Ordinance.

PUBLIC COMMENTS: Property owner Mr. Jim Waters was present to answer any questions about the proposed project. There following public comments were made:

 1. Jon Glass, Tullahoma Regional Airport Manager – opposed to rezoning due to concerns that a residential development would make it difficult to attract industry for the newly developed Business Airpark.
 2. Joey Craddock, 300 Ledford Mill Road – in favor of rezoning, but has concerns with proposed lot spacing and drainage issues.

A motion was made by Ms. Rupa Blackwell seconded by Mr. Paul Schwer to send a favorable recommendation to the Board of Mayor and Aldermen. Motion passed 3-2 with Mr. Comer and Mr. Schwer opposed.

B. Subdivision Plats (Public Hearings)

(1) *Christian Life Church Strides – Minor Subdivision Final Plat*

Staff received a request to approve a minor subdivision final plat on property located at 4772 Old Manchester Hwy. The purpose of the final plat is to create one (1) residential lot from an existing 11.29 acres. (*Applicant: Christian Life Center Inc*) **WITHDRAWN**

(2) *Rutledge Estates – Minor Subdivision Preliminary Plat*

Staff received a request for the Planning Commission to approve a minor subdivision preliminary plat for property located at the northern corner of Rutledge Falls Road and Old Manchester Highway in Tullahoma's Coffee County UGB (Coffee County Tax Map 104, Parcel 054.09). The property is currently undeveloped and surrounded by the RS-1 zoning district with single family dwellings. The purpose of the plat is to divide 14.90 acres into fifteen (15) proposed residential lots. Each of the proposed lots is generally over 0.80 acres or +/- 35,000 square feet, and exceed the minimum size and width required for the RS-1 Low Density Residential District without public sewer. (*Applicant: Mr. Lance Howard*)

STAFF COMMENTS: Staff recommends approval of the preliminary plat subject to all staff comments.

PUBLIC COMMENTS: Nicholas Northcutt, Northcutt & Associates, surveyor of record was present to answer any project questions. The following public comments were made:

1. Allen Howard, owner/developer of property – due to traffic concerns, he is open to making Lot 1 smaller in order to provide more land for possible roundabout, intersection or traffic circle to assist in the flow of traffic.
2. Nicholas Northcutt, Surveyor of record – there is possibly enough land on Lot 1 to all for a traffic circle or to possibly dedicate more right-of-way for better traffic visibility.

A motion was made by Mr. Ray Knowis seconded by Ms. Rupa Blackwell to approve the preliminary plat subject to all staff comments. Motion passed 5-0.

(3) *Swan Rutledge Falls Rd II – Minor Subdivision Final Plat*

Staff received a request to approve a minor subdivision final plat on property located at the southwest corner of Rutledge Falls Road and Greenwood Road in Tullahoma's Coffee County UGB (Coffee County Tax Map 105, Parcel 055.05). The property is currently undeveloped and surrounded by the RS-1 zoning district with single family dwellings. The purpose of the final plat is to divide 5.00 acres into four (4) proposed residential lots. (*Applicant: Mitchell Swan*)

STAFF COMMENTS: Staff recommends approval of the final plat subject to all staff comments.

PUBLIC COMMENTS: Nicholas Northcutt, Northcutt & Associates, surveyor of record was present to answer any project questions. There were no public comments.

A motion was made by Ms. Rupa Blackwell seconded by Mr. Ray Knowis to continue this item to the May 17, 2021 Planning Commission Hearing due to the final plat not having the signature of the authorized approving agent of water and sewer systems. Motion passed 5-0.

(4) *Rutledge Crossings – Major Subdivision Preliminary Plat*

Staff received a request to approve a major subdivision preliminary plat on property located at 21 Rutledge Falls Road in Tullahoma's Coffee County UGB (Coffee County Tax Map 104, Parcel 055.00). The property is currently undeveloped and surrounded by the RS-1 zoning district with single family dwellings. The purpose of the final plat is to divide 9.87 acres into ten (10) proposed residential lots. Each of the proposed lots is generally over 0.80 acres or +/- 35,000 square feet, and exceed the minimum size and width required for the RS-1 Low Density Residential District without public sewer. (*Applicant: Unity Properties*)

STAFF COMMENTS: Staff recommends approval of the preliminary plat subject to all staff comments.

PUBLIC COMMENTS: Nicholas Northcutt, Northcutt & Associates, surveyor of record was present to answer any project questions. There were no public comments.

A motion was made by Ms. Rupa Blackwell seconded by Mr. Bill Comer to approve the preliminary plat subject to all staff comments. Motion passed 5-0.

(5) Rhoton Ovoca – Minor Subdivision Final Plat

Staff received a request to approve a minor subdivision final plat on property located in the 2200 block of Ovoca Rd (Coffee County Tax Map 109, Parcel 016.02). The property is currently undeveloped and surrounded by the R-1 zoning district with single family dwellings. The purpose of the final plat is to divide 1.77 acres into two (2) proposed residential lots. Each of the proposed lots exceed the minimum size (12,000 SF) and minimum lot width (75') required for the R-1 Low Density Residential District with public sewer. Both lots have frontage on and will have driveways access to Ovoca Road. (*Applicant: Roger Rhoton and Brenda Petitjean*)

STAFF COMMENTS: Staff recommends approval of the final plat subject to all staff comments.

PUBLIC COMMENTS: Nicholas Northcutt, Northcutt & Associates, surveyor of record was present to answer any project questions. There were no public comments.

A motion was made by Mr. Ray Knowis seconded by Mr. Paul Schwer to approve the final plat subject to all staff comments. Motion passed 5-0.

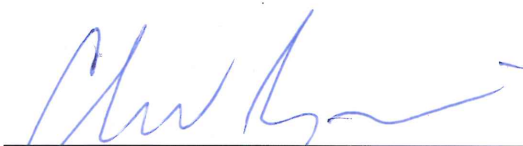
8. Other New Business - None

9. Next Meeting: Monday, May 17, 2021

10. Adjourn

There being no further business, the meeting was adjourned.

Respectfully submitted,



Chad Grimes, Planning Commission Chairman

Mary Samaniego, Senior Planner
and Planning Commission Secretary

Nena Abbott, Recording Secretary